



Unit 18, Central Arcade

Leeds, LS1 6DX

FIRST FLOOR RETAIL UNIT

952 sq ft
(88.44 sq m)

- Busy shopping location
- High footfall
- New lease available

Unit 18, Central Arcade, Leeds, LS1 6DX

Summary

Available Size	952 sq ft
Rent	£15,000 per annum
Rates Payable	£509 per annum
Rateable Value	£12,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The property comprises a prominent unit located on the 1st floor of Central Arcade, positioned centrally within the property. The Arcade offers a vibrant mix of independent and national leisure/retail operators that benefit from high footfall passing through the property.

Location

Central Arcade adjoins the new Store House development and is positioned directly opposite the Briggate entrance to Trinity Leeds Shopping Centre where retailers include Apple and River Island.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	952	88.44
Total	952	88.44

Terms

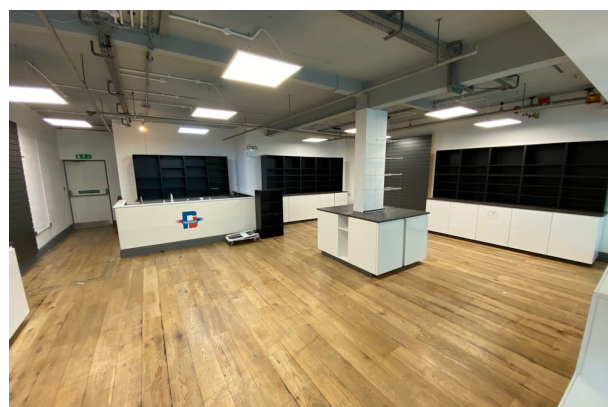
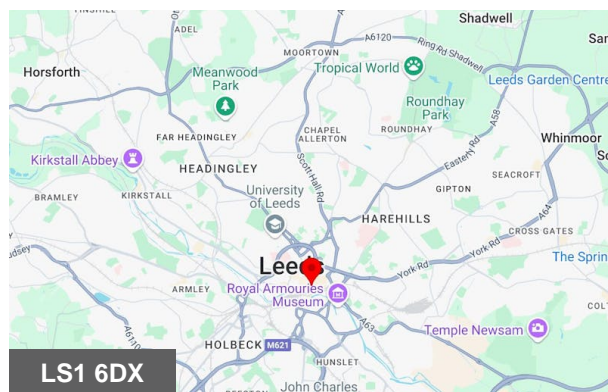
The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of £15,000 per annum exclusive of VAT, business rates, service charge, insurance, utility costs and any other outgoings.

Planning

We believe the unit to have E Class planning consent but advise interested parties to make their own enquiries via the local authority.

Legal Costs

Each party are to bear their own legal costs incurred in this transaction.



Viewing & Further Information



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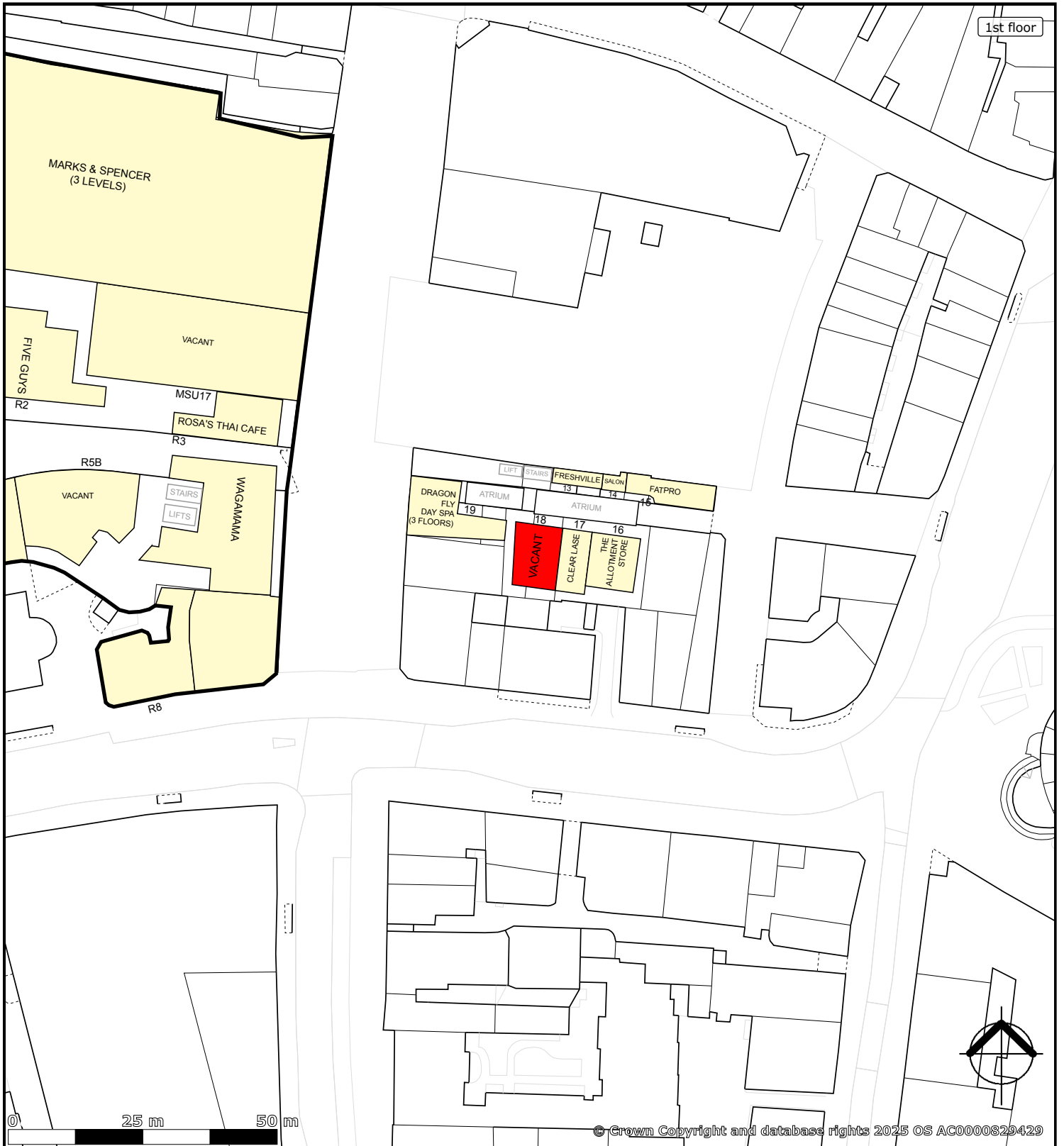


Pete Bradbury

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Unit 18, First Floor, Central Arcade, Leeds, LS1 6DX



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Plotted Scale - 1:1,000